

Dela Cruz, Jeff

From: Jaime Pharr <jaime.pharr@yahoo.com>
Sent: Tuesday, May 16, 2017 2:14 PM
To: PRC
Subject: Project #3020338, 2925 E Madison St.

This letter is in response to the MUP application for project #3020338, located at 2925 E Madison St. There remain concerns in a number of areas and I ask that you withhold the permits for this project until the following significant issues are adequately addressed.

Height, Bulk, & Scale

The developer is not adhering to the spirit of the height calculation rule for this oddly-shaped lot. Rather than following the existing topography, the building will stand over 6 stories tall, directly across the narrow street of Dewey, facing one- and two-story homes. As currently planned, the proposed building is too large for this location and will loom over the valley below. Despite going through several rounds of early design guidance, the proposed development remains incongruent with Seattle Design Guidelines CS2-B.1, CS2-C.2, CS2-D.11, CS2.D.4, CS1-C, CS2-B, CS2-D.3, and CS2-D.4.

Trees

A grove of trees, exceptional and deserving of protection under SMC 25.11.080, has been identified on this hillside. The developer has used circular logic (the development will destroy the trees and put them 'at risk' and because they are at risk they can be removed) to justify removing the trees which defeats the purpose of having the code in the first place.

The new Comprehensive Plan, Seattle 2035, states "Seattle's trees, vegetation, and soils make up a vitally important system that manages water runoff, cleans the air, mitigates greenhouse gas emissions and impacts, improves human health, and reduces the heat island effect. This natural system also provides wildlife habitats, supports livable neighborhoods, and is integral to the essential character of the Emerald City." One goal of the Comprehensive Plan 2035 is to seek to increase the amount of permeable surface by reducing hardscape surfaces where possible and maximizing the use of permeable paving elsewhere. In contrast, this development will completely remove a healthy urban forest and ecosystem.

Traffic

The traffic study commissioned by the developer did not take an actual count of the current traffic. Instead they overestimated the current traffic, which makes the projected increase from the proposed supermarket tenant appear significantly less than it will actually be. They also failed to provide a count of delivery traffic from a comparable supermarket. The developer should provide a valid traffic study and then offer a safe, workable plan for the significant increase in traffic, including delivery trucks, that the high-impact, destination supermarket will create.

Split garage entrance

An entrance on Dewey is unsuitable for the narrow street, which is often used as a walkway for the neighborhood. A garage entrance would significantly disrupt the residential streets connecting to Dewey and would also provide very little reduction in the traffic volume on Madison. Please keep a single garage access on Madison.

Water management

This neighborhood has a history of flooding. A plan explaining how storm water and wastewater will be managed has not been offered. Please do not permit this project until there is a well-defined plan for the removal of water that does not further burden the current combined sewer system.

Staircase/Hillclimb assist

Installing a staircase to/from Madison is a horrible idea because it would disrupt the quiet, residential community below by turning the valley into a parking lot for businesses and activities on Madison. It also raises the question of who will be responsible for ensuring that the staircase remains properly lit and maintained?

Please seriously reconsider all of the aspects of this project that still need to be resolved before issuing permits.

Regards,

Jaime Pharr